



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the August 7, 2023, APC Meeting

Presented for approval: September 5, 2023

(August 21, 2023 APC meeting was cancelled)

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, August 7, 2023, at Westfield City Hall.

Active links for this meeting:

[August 7, 2023 APC Agenda & Exhibits](#)

[August 7, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Andre Maue, Victor McCarty, and Dave Schmitz.

Commissioners Present Virtually: Ginny Kelleher (Joined meeting at 7:08 p.m.).

Commissioners Absent: Mike Johns and Cindy Spoljaric.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham, Senior Planner, Weston Rogers, Associate Planner, and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Deck motioned to approve the July 17, 2023 APC Minutes as written.

Burkman seconded. Motion passed. Vote 6-0. (Kelleher not yet present.)

PLAT COMMITTEE APPOINTMENT

Deck motioned to approve the appointment of Bryan Kelly to The Westfield Washington Plat Committee.

Burkman seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2306-DDP-17

[YouTube Time: 7:04](#)

Dollar Tree

17659 Gunther Boulevard

OWN, Inc. requests Detailed Development Plan approval of a 9,977 SF commercial retail building on 1.12 acres +/- in the Oak Manor North Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

230-DDP-22

[YouTube Time: 5:07](#)

Raising Cane's

14909 Thatcher Lane

Raising Cane's Restaurants, LLC by Premier Design Group request Detailed Development Plan approval of a 2,800 SF fast food restaurant on 1.17 acres +/- in the Village Park Plaza II Planned Unit Development (PUD) District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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McCarty motioned to approve the Consent Agenda as presented.
Schmitz seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS

[YouTube Time: 7:55](#)

2307-PUD-08

Bonterra PUD Amendment I

Generally, about 500 feet East of the intersection at SR 32 & Shady Nook Rd.

Hartman Capital LLC requests an amendment to the Bonterra PUD to amend the permitted uses on 2.59 acres +/- of the Real Estate.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / APC Comments & Questions / Petitioner & Staff responses.

Deck motioned to forward 2307-PUD-08 to the City Council with a positive recommendation.

McCarty seconded. Motion passed. Vote 7-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Rd. & W 156th St.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 14:23](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Maue motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 7-0.

The meeting adjourned at 7:17 p.m.

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Signature Page for APC Minutes for August 7, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary